

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 21

HDRC CASE NO: 2016-126
ADDRESS: 1502 W LYNWOOD
LEGAL DESCRIPTION: NCB 2759 BLK 65 LOT 14
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Encarnacion Hernandez
OWNER: Encarnacion Hernandez
TYPE OF WORK: Rehabilitation and addition
REQUEST:

The applicant is requesting conceptual approval to:

1. Repair all existing wood siding and wood windows.
2. Install a new composition shingle roof to match the existing.
3. Perform foundation repair.
4. Install a new front door.
5. Remove an original window opening on both the east and west facades.
6. Construct an addition of 620 square feet.
7. Restore the current fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the

public right-of-way.

- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. Reconstruction—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The applicant has proposed to perform various rehabilitative efforts to the property at 1502 W Lynwood including the restoration of damaged wood siding, wood trim and wood windows, the installation of a new composition shingle roof to match the existing and the repair of the existing foundation. The applicant's proposed rehabilitative efforts are appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- b. The applicant has noted that the existing front door will be replaced. The applicant has not provided information on the replacement door nor the condition and style of the existing door. Staff recommends the applicant provide additional information in regards to the existing door, its condition and the proposed replacement door prior to returning to the HDRC.
- c. On both the east and west facades of the primary historic structure, the applicant has proposed to remove a total of

two windows. According to the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved and not enclosed. The applicant's proposal to enclose these two openings is not consistent with the Guidelines. Staff recommends the applicant maintain these window openings.

- d. At the rear of the primary historic structure, the applicant has proposed to construct an addition of 620 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The construction of the proposed addition will include a modification in the existing addition's roof form, the removal of the existing, original rear gable and the construction of a hipped roof.
- e. The applicant's proposed roof form is not comparable to that of the primary historic structure's nor is it consistent with the Guidelines. Staff recommends the applicant continue the existing rear gable and replicate a slightly sloped roof form, similar to the existing conditions, for the proposed addition. Staff finds that the addition's new rear façade should resemble the existing rear façade; maintaining the original rear gable's form.
- f. The addition's east facing façade, which fronts Buckeye, has been proposed to be void of any new window openings as has the rear, south facing façade except for the proposal of double doors. The applicant's west facing elevation features window openings that are consistent with those of the primary historic structure. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. Blank walls are not in keeping with the existing architectural details nor are they consistent with the Guidelines.
- g. A transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The applicant is responsible for complying with the Guidelines for Additions 2.A.v.
- h. The applicant has proposed to relocate the existing wood windows on the rear façade to the west elevation. Staff finds that additional window openings are needed and that the applicant should provide information regarding the installation of new or salvaged wood windows that match the profile of the primary structure's wood windows.
- i. The applicant has noted that the existing wood fence will be restored, however, has also noted a new fence line. Staff recommends the applicant provide additional information regarding the relocation of the existing fence prior to returning to the HDRC.

RECOMMENDATION:

Staff does not recommend approval at this time. Staff recommends the following prior to the applicant receiving conceptual approval:

- 1. That the applicant maintain all original window openings that will not be covered as a result of the addition.
- 2. That the applicant maintain the existing rear roof form in the proposed new addition.
- 3. That the applicant revise the addition's façades to include window openings comparable to those of the primary structure.
- 4. That the applicant incorporate a transition between the primary structure and the proposed addition.
- 5. That the applicant provide additional information in regards to any modifications to the existing fence.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Buckeye Ave

San Antonio Historical District Home Addition Plan

To whom it may concern:

The proposed work for the home in question located within Keystone Park is as follows:

I wish to increase the square footage of the home by creating an addition to the rear of the house of 20 feet in length, and 31 feet in width creating approximately 600 square feet of additional living space.

I will describe how the increase in square footage will mingle appropriately with the standards and guidelines of the look, feel, and symmetry of the Keystone Park community. Our goal is to create a moderate living space while not compromising the historical significance of the Keystone Park Community.

I have thoroughly read the city of San Antonio historic design guidelines, and have designed a course of action to meet those standards as such:

- Addition of 20ft x 31ft of living space to the back of the pre-existing home, staying within the parameters of the existing look and feel of the Keystone Park Community. The addition will clearly be recognizable while not taking away from the integrity of the homes original structure.
- Re-leveling of the home, and recognition of any rotted or destroyed wooden posts and replacing those with new updated concrete posts.
- Electrical rewiring of entire home.
- New roofing for older original home structure and for the new addition gabled structure. (All colors considered will be presented to the HDRC for approval)
- Restoring and Preserving the original wood siding used on the home. Additional siding needed for the home addition will match the same size, and texture of the original wood siding.
- Restoring and preserving original home wood windows
- Any changes made to the color scheme of the home will be presented to the HDRC for consideration and approval.
- New central AC units and systems for home
- New door for front entrance.

Thank you for your time and consideration.

Sincerely,

Andy Hernandez

BUCKEYE

(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: BUCKEYE AVE.)

S 00°00'00" E 120.00'(FIELD)
120.00'(PLAT)

CONC. CURB

12' ALLEY

50.00'(PLAT)

S 90°00'00" W 50.00'(FIELD)

REC. COR.
POWER POLE

2.5'
FNC. OUT

SHED ON CONC. BLOCKS

REC. COR.

BETWEEN FENCES
1.0'

1.6' FNC. OUT

0.3' CHN. FNC. IN

4.0'

CONC.

LOT 14
BLOCK 85
N.C.B. 2759

LOT 13

N 00°20'48" W 120.35'(FIELD)
120.00'(PLAT)

2.7'
FNC. OUT

12.9'

COV. CONC.

STUCCO

CONC.

25.4'

0.9'

0.4' FNC. OUT

8.0'

10.8'

N 89°36'32" E 50.73'(FIELD)
N 90°00'00" E 50.00'(PLAT)

99.66' TO FIR
100.00' (PLAT)

100.20' TO FIR
100.00' (PLAT)

10.9'

CONC. CURB

N 90°00'00" E 250.59'(FIELD)
N 90°00'00" E 250.00'(PLAT)
(GEARING BASIS)

W. LYNWOOD
(USPS: W. LYNWOOD AVE.)
(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: DOUP)

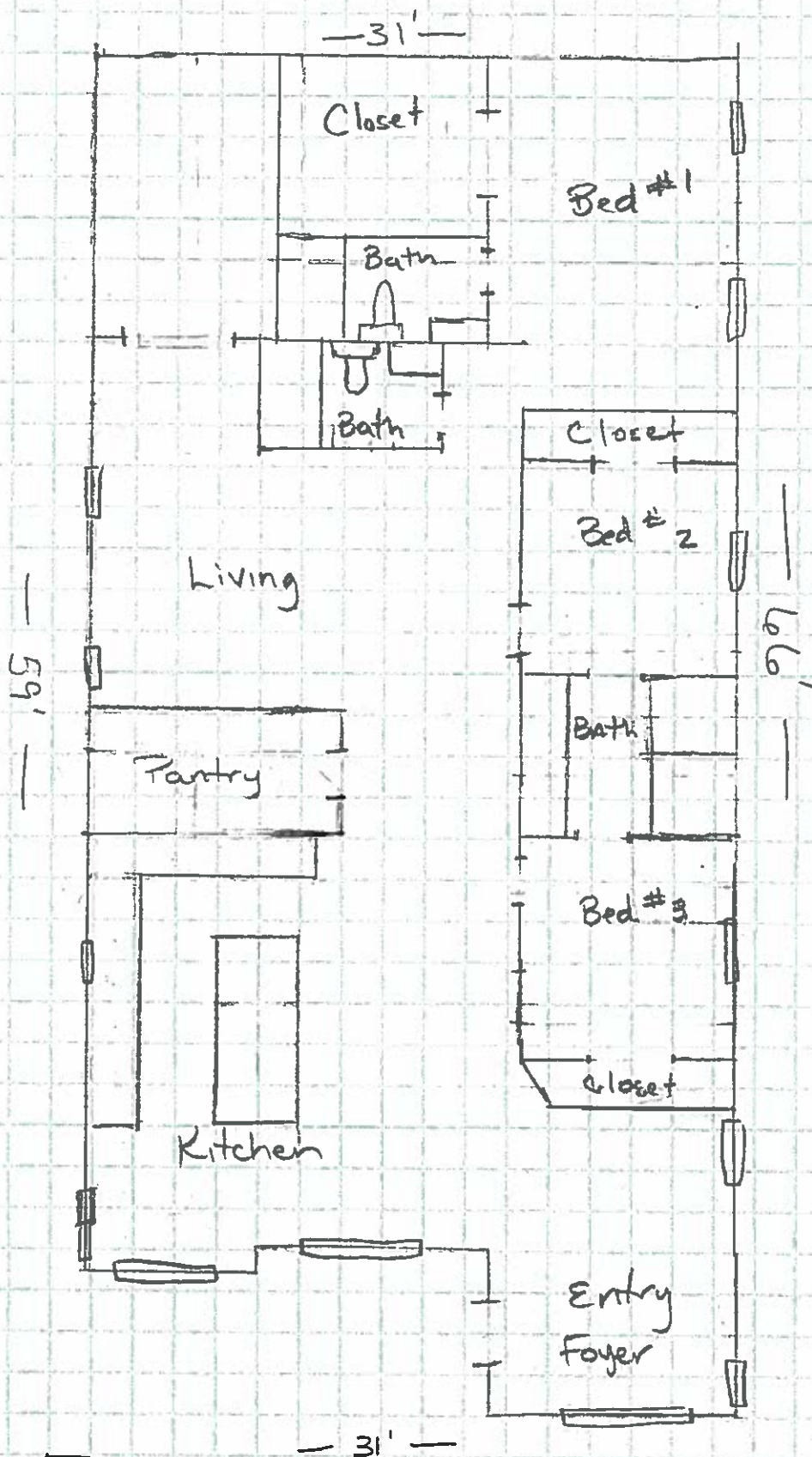
NOTE: THE BEARINGS ARE AS PROTRACTED
PER BEXAR COUNTY APPRAISAL DISTRICT

NOTE: THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A CURRENT TITLE REPORT.
CONFLICTS IN TITLE, EASEMENTS OR
SETBACKS ARE NOT CERTIFIED HEREON.
FIELD CONDITIONS ARE AS SHOWN.



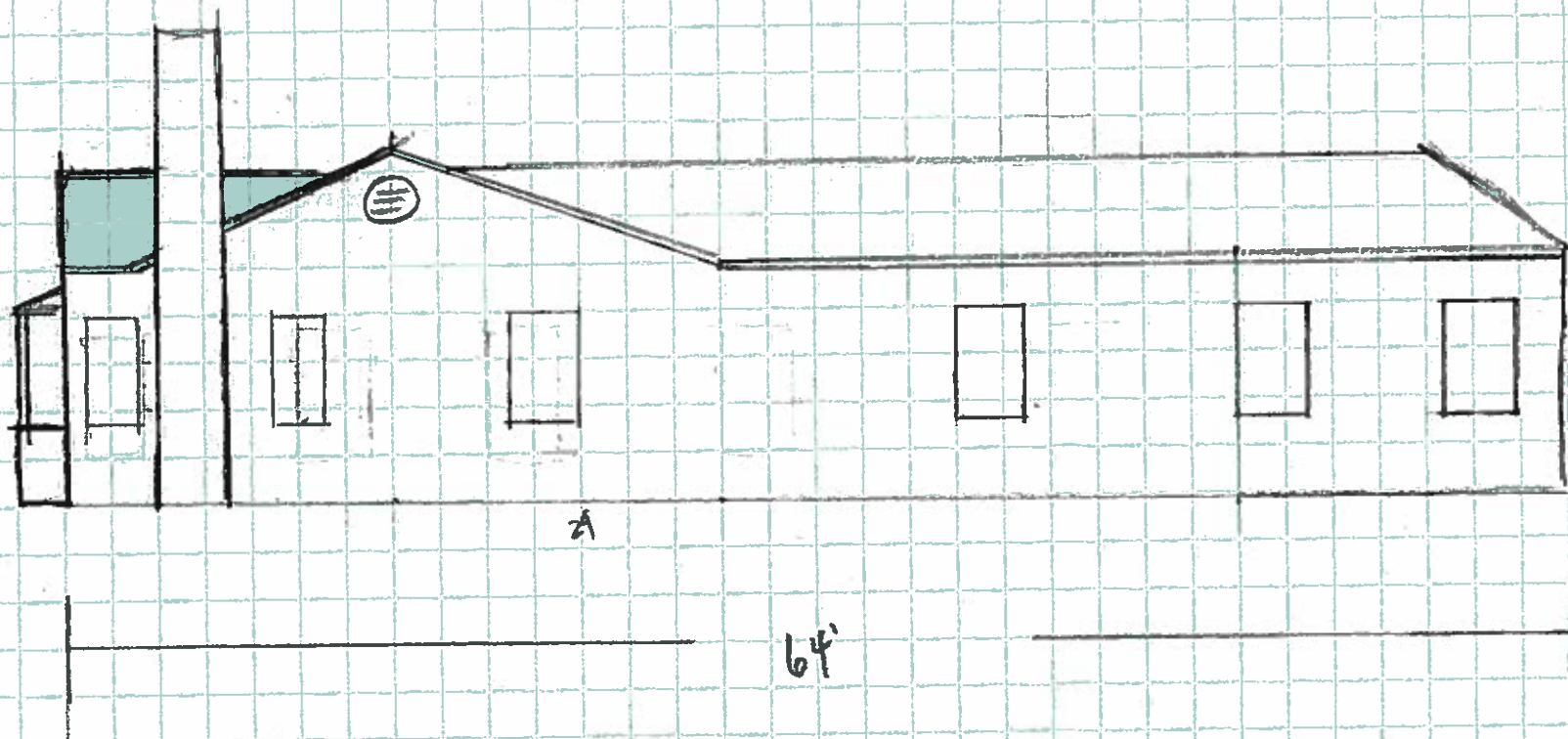
1" = 20'
GRAPHIC SCALE

0 10 20

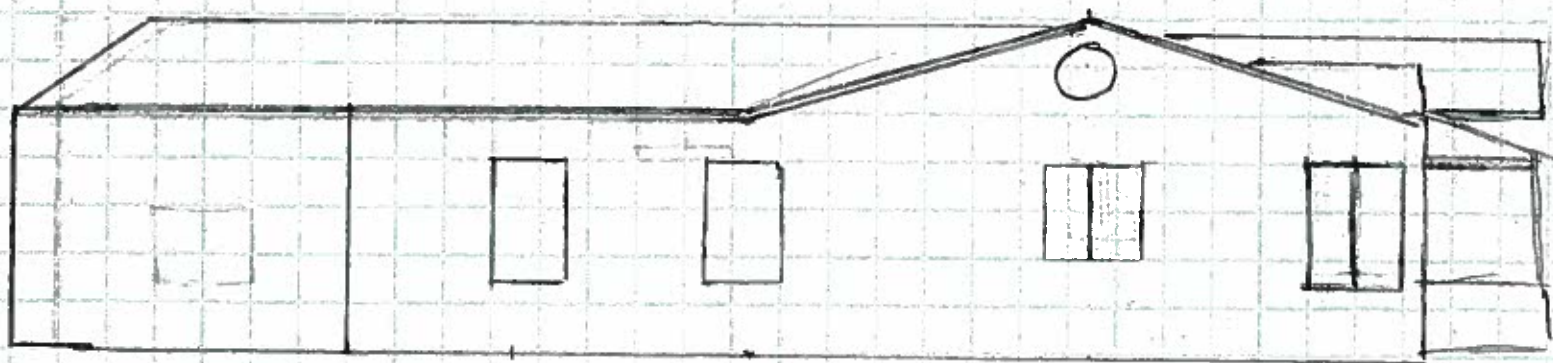


Scale = $\square 2'$

Right Side Elevation

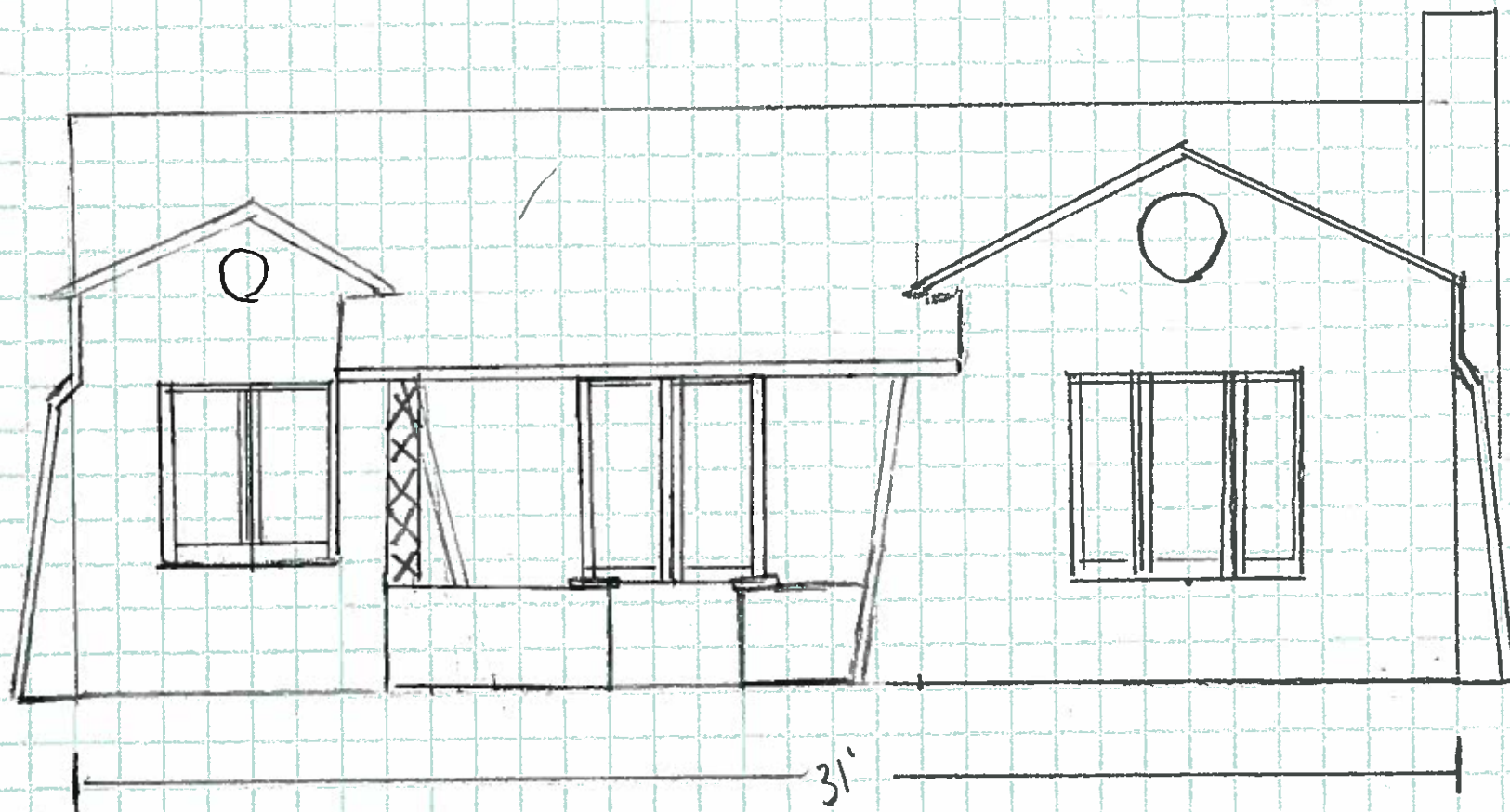


Left side Elevation
Back Side

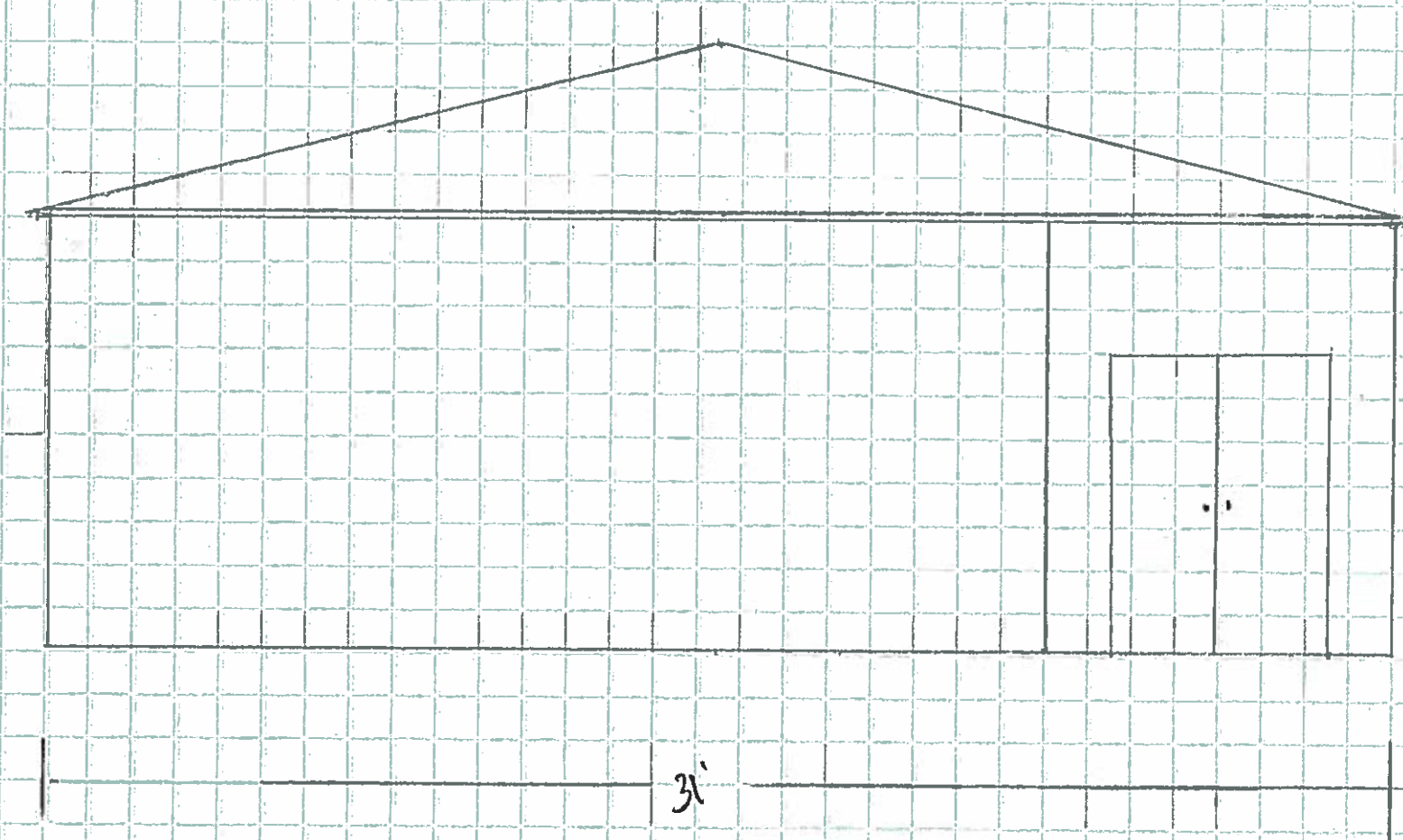


57'

Front Elevation



Rear-Side Elevation



To whom it may concern:

For the project at 1502 Lynwood the following items are to be done upon approval. The residents at this address would like to add an additional twenty feet to the rear of the home that extends the entire length of pre-existing home. The width is approximately Thirty-One feet. This should add to the home roughly 620 square feet.

With this additional square footage the interior of the home will change without altering the face of the home and slightly changing the elevation of the sides and rear. The entire interior of the home will be gutted to remove all existing fixtures, sheetrock, doors, and trim. The movement of windows from neighbor side to street side will allow us to keep the existing Historical look and not lose the integrity of the neighborhood. Any new windows to be installed will be added to the opposite end so as not to be noticed. The interior of the home should exist only as a skeleton. Upon completion of the demo and having obtained permits to begin the new addition will begin construction. The frame will be reconfigured to the residents' specifications. The interior will have new electrical, plumbing, and mechanical components once the existing has been removed. After all required inspections the home will commence to drywall and doors and trim install. Texture and paint will follow. The trims for A/C, plumbing, and electrical will be completed as well as new kitchen cabinets and countertops. Call for final occupancy. Total construction time is to be determined.

Specifications for Materials to be used

- The materials for the exterior are to be as follows:
- The roofing will remain a 30 year dimensional shingle roof.
- All window trim, attic vents, fascia, and house trim to remain wooden. All existing original material to be sanded down and painted to be kept. Any damaged materials will be replaced with the same wood material to maintain integrity of home.
- All existing original wood windows to be kept. Sanded down and repaired and reused to maintain integrity of home. Windows that will be added to home are to be kept to the right rear of the home as to face the neighbor and not the main street. Original wood windows in the right rear of the home now will be moved to the street side of the home so as to keep the Historical feel of the home intact.
- Siding for home is to be power washed and scraped and maintained. All additional siding that is added to home will be the same material. Triple 4" Wood Lap-siding found at McCoys. Skew # 020727

Rear Elevation



Right Elevation





Continued Right Elevation